

East Rockhill Township Board of Supervisors
March 21, 2017
Regular Business Meeting Minutes
&
Pennridge Airport Conditional Use Hearing

A Conditional Use Hearing to review the Pennridge Airport Corporate Hangars located at 1100 Ridge Road and the regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on March 21, 2017 in the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	David Nyman	Chairperson
	Gary Volovnik	Vice-Chairperson
	Jim Nietupski	Member
	Marianne Morano	Township Manager
	Patrick Armstrong, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Jeff Scholl	Public Works Director

The meeting was called to order at 7:01p.m. by Mr. Nyman with the Pledge of Allegiance.

Public Comment #1

There was none.

Approval of Minutes from February 21, 2017 Regular Meeting

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' February 21, 2017 Regular Meeting. With no additional discussion, all present voted in favor.

Payment of the Bills

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of 2017 Bills List dated March 16, 2017 totaling \$802,797.00. With no additional discussion, all present voted in favor.

With the delayed arrival of the Conditional Use Stenographer the regular meeting proceeded.

Lot Line Approval on West Rock Road: Recommended by the Planning Commission for preliminary / final land development approval. Mr. Scott Mease, P.E. from Mease Engineering was present to review the plan on behalf of the applicant Cathy Ann Fleck. It was noted no new building lots were being created and the properties are located in the Resource Protection District.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to grant preliminary / final land development approval to the Fleck Lot Line Adjustment to convey 3.394 acres of TMP #12-9-76-1 (Sears) to TMP #12-9-75 and 108 (Fleck); and 0.726 acres of TMP #12-9-77 (Fleck) to be combined with TMP #12-9-76-1 (Sears); modify TMP #12-9-76 (Sears) to create an access "lane" to West Rock Road by conveyance of 0.113 acres from TMP #12-9-77 (Fleck), 0.114 acres from TMP #12-9-76-1 (Sears) and 0.229 acres from TMP #12-9-78 (other lands of Sears) so the resulting properties will contain TMP #12-9-78, 7.038 acres net – Sears (existing dwelling); TMP #12-9-76, 10.690 acres net – Sears (vacant); TMP #12-9-76-1, 9.845 acres net – Sears (vacant); TMP #12-9-75 & 108, 10.190 acres net – Fleck (existing dwelling); TMP #12-9-77, 0 acres – Fleck (vacant) conditioned and subject to compliance with the C. Robert Wynn review letter dated February 23, 2017 and granting of four waivers as requested by Mease Engineering letter

dated November 16, 2016 from Ordinance §22-402.3.F(3); §22-505.16 & 506; §22-512; §22-513 as recommended by the Planning Commission. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

West Rockhill Zoning Map and Comprehensive Plan Amendment: The changing of tax map parcel 52-003-046-01 from residential conservation to extraction, thereby expanding the Naceville Quarry on Ridge Road was provided to the Board. No action was taken.

Bucks County Planning Commission Review: A Perkasio Borough Zoning Ordinance amendment to create an adaptive reuse overlay district to provide for adaptive redevelopment of existing nonconforming uses and/or structures and underutilized buildings was provided to the Board. No action was taken.

Holding Tank and System Maintenance Agreement: 2408 Hill Road was presented to the Board for consideration.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Agreement conditioned on adding a certified contractor is to do the annual inspection and accepting the homeowner's change of removing a front loading washing machine. With no additional discussion, all present voted in favor.

2017 Road Projects Bid Results: Reviewed by the Board.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to award Blooming Glen Contractors the 2017 Paving Bid for Three Mile Run Road from Schwenkmill Road to SR313 in the amount of \$108,597.00, Tunnel Road from Three Mile Run Road to Harriet in the amount of \$39,613.50; Dell Drive in the amount of \$13,969.50; Hill Road from Three Mile Run Road to Stone Edge Road in the amount of \$51,655.00 excluding Hill Road bridge over Three Mile Run which is to be reconstructed by Bucks County for a total bid amount not to exceed \$213,835.00 as submitted. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the 2017 Bituminous Seal Coat for single applications on East Rock Road in the amount of \$12,093.00; Richlandtown Road in the amount of \$30,580.00; Covered Bridge Road in the amount of \$10,425.00 for a total bid amount not to exceed \$53,098.00 from Asphalt Maintenance Solutions as submitted. With no additional discussion, all present voted in favor.

Dirt, Gravel and Low Volume Road Maintenance Project Agreement: Executed with Bucks County Conservation District for the not to exceed award amount of \$58,968.20 with the Township in-kind contributions in the amount of \$38,980.00 for a total project value of \$97,948.20 for Clymer Road storm water improvements.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Bucks County Conservation District Dirt, Gravel and Low Volume Road Maintenance Agreement as presented. With no additional discussion, all present voted in favor.

Storm Jonas FEMA: Public assistance was award to Bucks County communities for the significant snowfall that occurred January 22-23, 2016. Reimbursement for East Rockhill has been deposited to general fund in the amount of \$18,159.39.

Snow Emergency: Mrs. Morano announced that a snow emergency was declared on March 14, 2017 12:00am to March 15, 2017 12:00am.

Mrs. Morano requested an Executive Session to discuss real estate acquisition and potential litigation.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Manager Report. With no additional discussion, all present voted in favor.

Planning Commission: Anne Fenley, Chairperson

The Planning Commission March 2, 2017 agenda and draft minutes was in the Board packets. Of note, the Fleck Lot Line was recommended for preliminary / final approval; Pennridge Airport Business Park Land Development was reviewed with no action; Pennridge Airport Corporate Hangar Land Development was reviewed with no action; Pennridge Airport Corporate Hangar Conditional Use application was reviewed and a recommendation letter provided to the Board.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Planning Commission Report. With no additional discussion, all present voted in favor.

Public Works Report: Jeff Scholl

Mr. Scholl updated the Board on the various Public Works activities in February 2017. Of note, additional Ash trees in the Pines Development open space may need to be removed, and the stormwater pipe was installed at Police Headquarters to deter the flow of water on an adjacent parcel. The report is on file.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Township Public Works Report. With no additional discussion, all present voted in favor.

Pennridge Airport Corporate Hangars Conditional Use Hearing: Patrick Armstrong, Esq.

A public hearing was opened at 7:25pm which was advertised and held for the review of the applicant's conditional use application for the expansion of the Airport (G4) use which is permitted as a conditional use in the Industrial I Zoning District. The proposal is to construct two hangar buildings in the northeast portion of the property, adjacent to existing hangars, using the existing access to Schoolhouse Road, consisting of a 32,000sf building with five units constructed in the area of the existing airplane tie-down lot, which will be removed and a second 32,400sf building containing four units to be constructed to the rear (north) of the existing T hangar site.

Transcripts of the Public Hearing can be requested to Veritext, 1801 Market Street, Suite 1801, Philadelphia, Pennsylvania phone number 215-446-8821, Assignment #2571153.

The public hearing was continued to the April 18, 2017 7:00pm Board of Supervisors meeting. The Hearing ended at 9:46pm.

The regular meeting reconvened at 9:48pm.

Pennridge Community Center Report: David Nyman

The March – April 2017 Pennridge Community Center Newsletter is in the Board's packets and available for the public. Of note, a \$50,080 grant was awarded to the Center by the State Department of Aging for building upgrades.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Pennridge Community Center Report. With no additional discussion, all present voted in favor.

PWTA Report: John Cressman

The February 27, 2017 Pennridge Wastewater Treatment Authority draft minutes and January 2017 flows were reviewed. The PWTA minutes and flow reports are on file.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to approve the Pennridge Wastewater Treatment Authority minutes and flows. With no additional discussion, all present voted in favor.

PACC Report: David Nyman

PACC did not meet in March. The next PACC meeting will be held March 23, 2017 at the Pennridge Community Center.

Police Commission Report: Gary Volovnik

Mr. Volovnik shared the February 2017 Pennridge Regional Police report. Of note, Support the Pennridge Regional Police signs are available at headquarters. The signs were a donation from the Police Benevolent Association and private donation. The report is on file.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the Police Commission Report as presented. With no additional discussion, all present voted in favor.

Engineer Report: Steve Baluh, P.E.

Subdivision Plan Review Status. Review dated February 24, 2017 is in the Board's packets. No action is necessary.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Engineer's Report. With no additional discussion, all present voted in favor.

Solicitor Report: Patrick Armstrong, Esq.

Mr. Armstrong requested an Executive Session to update the Board on the Mager litigation.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Township Solicitor Report. With no additional discussion, all present voted in favor.

Department and Emergency Services Reports

Department and Services Reports listed on the agenda were listed by the Chair. Copies are on file.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to acknowledge receipt of the Department and Service Reports. With no additional discussion, all present voted in favor.

New or Other Business – Supervisor Items

- **On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to authorize a mailing to all East Rockhill Township properties within 500 feet from the Pennridge Airport Property boundary, excluding properties that received a mailing to the first Conditional Use Hearing. With no additional discussion, all present voted in favor.

Public Comment #2:

- Anne Fenley, Branch Road, asked where Support the Police Department signs could be obtained, They are available from Police Headquarters. She also asked for better seating to be considered for the public use in the meeting room.

- Jim Weikel, Ridge Road, likes the Police Department presence on Fifth Street at the High School complex.

Adjournment

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 10:00p.m.

Respectfully submitted,

Marianne Morano
Township Manager